EXHIBIT 1a.





TOWN OF GRAFTON

GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext 120 ° FAX (508) 839-4602
www.grafton-ma.gov
planningdept@grafton-ma.gov



APPLICATION FOR APPROVAL OF A MODIFIED DEFINITIVE PLAN

APPLICANT & PROPERTY OWNER INFORMATION
NAME Bull Meadow, LLC
STREET 2 Rachel Road CTITY/TOWN Boylston
STATE MA ZIP 01505 TELEPHONE 978-833-4747
NAME OF PROPERTY OWNER (if different)
Deed recorded in the Worcester District Registry of Deeds Book 35310 Page 78
CONTACT INFORMATION 53605 RECEIVED
NAME Gordon Lewis
STREET 2 Rachel Road CITY TOWN Boylston JAN - 9
STATE MA ZIP 01505 TELEPHONE 978-833-4747
PROJECT LOCATION: PLANNING BOARD
STREET AND NUMBER 11 Appaloosa Drive, 109 Rear Adams Road, 94 Rear Old Westboro Road GRAFTON, MA
ZONING DISTRICT R40 ASSESSOR'S MAP 110/31 LOT #(5) 123
PROJECT/PLAN INFORMATION: 110/32 5.A
PLAN ITITLE Estates at Bull Meadow Definitive Plan N. Grafton, MA 01536
PLAN DATED: June 10, 2016 REVISED THROUGH 9/20/2018
Deed recorded in the Worcester District Registry of Deeds (WDRD) Book 35310 Page 78
Certificate of Plan Approval recorded in WDRD Book 57074 Page 1-22
PREPARED BY (Engineer) McCarty Engineering, Inc.
STREET 42 Jungle Road CITY/TOWN Leominster
STATE MA ZIP 01453 TELEPHONE 978-534-1318
The required and different visit and a fell in the second
The requested modification(s) is/are as follows (describe plan information, condition number(s), etc.)
The applicant is requesting a Modification of the original Site Plan Decision in accordance with Section 1.3.3.10 of
the Grafton Zoning By-Law. The applicant would like to amend the definitive subdivision start of construction date.
When the previous Modification to the Approved Subdivision was granted in November 2018, it was assumed that
the permit duration was also extended as the language in the Decision states that "All construction shall be completed
within 2 years of the date of plan endorsement". However upon closer review of the original and modified Decision.
it was discovered that the language in the modified decision does not extend the permit duration. The subdivision is now under agreement and a permit extension is required for the new owner to construct the subdivision.

			Town of Grafton
Application for	Approval of	a Modified	Definitive Plan

			and municipal service (attach separa	ate streety.
This project is guaran				
Covenant	Bond	Passbook	Other	
Provide all relevant in	nformation (document r	number, date, amount, purpos	e) of each instrument:	and the second
registered in the Wo	rcester Re encumbrances except f	ed in the Worcester District Registry District of Land Court, for the following:	35,310 egistry of Deeds Book 53,605, Pag Certificate of Title NoN/A	,
	ust assent / comment to	o this application) N/A		
furtherance thereof her Applicant's Signature	by applies for the appro eby agrees to abide by		NITIVE plan by the Board, and in ions. Date: 1-6	-



TOWN OF GRAFTO GRAFTON MEMORIAL MUNICIPAL CENTER

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Phone: (508) 839-5335 ext 1170 * FAX: (508) 839-4602 www.grafton-ma.gov

PLANNING BOARD GRAFTON, MA

TREASURER / COLLECTOR

Certificate of Good Standing

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Please check all that apply and indicate if permit(s) have been issued.

□Building – Inspection(s) □Building – Electric □Building – Plumbing □Board of Health Other Permit:	Permit Issue Yes No		□Septic System □Conservation □Planning □Other	Perm Yes ✓	it Issued? No
Gordon Lewis			Bull Meadow, LLO	~q si a	
Petitioner Name			Property Owner / C	ompany N	ame
2 Rachel Road			1 Carriage House I	ane	
Petitioner Address					
Boylston, MA 01505			Grufton MA	11/ 0202	
City, State, Zip			Grafton, MA City, State, Zip	3/11-	90 Nbc
978-833-4747				00 11 2	75 ///
Phone					90 Nor Mar
Date:		Current			N/A
Real Estate		+			
Personal Property					×
Motor Vehicle Excise					×
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Burer Pollector Name (please)		r Collector Signature		Date



GRAFTON MEMORIAL MUNICIPAL CENTER 30 PROVIDENCE ROAD GRAFTON, MASSACHUSETTS 01519

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	Permit I	ssued?		Permit Issued?
	Yes	No		Yes No
□Building – Inspection(s)			□Septic System	√
□Building – Electric			□Conservation	✓
□Building - Plumbing			Planning	✓
□Board of Health			□Other	
Other Permit:				
Gordon Lewis			Bull Meadow, LLC	
Petitioner Name			Property Owner / Co	mpany
2 Rachel Road			2 Carriage House L	
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Boylston, MA 01505			Grafton, MA	ST DO NAL DO
City, State, Zip			City, State, Zip	W I I D D G
978-833-4747				
Phone				9

Date:	Current	Delinquent	N/A
Real Estate	*		
Personal Property			X
Motor Vehicle Excise			X
Disposal			×
General Billing			X



1-6-90 Date

Treasurer / Collector Name (please print)

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TOWN OF GRAFTON

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30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
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□Building – Inspection(s) □Building – Electric □Building – Plumbing □Board of Health		No	□Septic System □Conservation □Planning □Other	Yes √ √	No
Other Permit:				· · · · · · · · · · · · · · · · · · ·	
Gordon Lewis			Bull Meadow, LLC	1	
Petitioner Name			Property Owner / Co	ompany Nai	ne
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Date:	Current	Delinquent	N/A
Real Estate	*		
Personal Property			×
Motor Vehicle Excise			×
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General Billing			X

Treasurer Collector Signature

1-6-90

Date

Treasurer / Collector Name (please print)

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□Building – Inspection(s) □Building – Electric □Building – Plumbing	Permit Yes	No	JC	eptic System onservation anning	Yes ✓	it Issued? No
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Gordon Lewis			Bull	Meadow, LLC		
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Boylston, MA 01505			Gr	ifton, MA	[4]	LEGET JAN UG CO.
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TOWN OF GRAFTON

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	Permit Yes	Issued? No			Yes	t Issued? No
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Gordon Lewis			Bull N	leadow, LLC		
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Treasurer / Collector Signature

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	Permit Yes	Issued? No		Permit Issued? Yes No
☐Building – Inspection(s)			□Septic System	✓
□Building - Electric			□Conservation	✓
☐Building – Plumbing			Planning	√
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Gordon Lewis			Bull Meadow, LLC	•
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Real Estate	+		
Personal Property			×
Motor Vehicle Excise			×
Disposal			×
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Treasurer / Collector Squature

1-6-20 Date

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Date:	Current	Delinquent	N/A
Real Estate	*		
Personal Property			X
Motor Vehicle Excise			X
Disposal			X
General Billing			X

Treasurer / Collector Name (please print)

Treasurer / Collector Signature

Date

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TOWN OF GRAFTON

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□Building – Inspection(s) □Building – Electric □Building – Plumbing □Board of Health	Permit Issur Ves N	D	'ICo	otic System nservation nning ner	Yes ✓	t Issued? No
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Petitioner Address			Prop	erty Address	//_	1 1 1 m
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Petitioner Address Boylston, MA 01505			Graf	ton, MA	By	12.05
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Petitioner Address Boylston, MA 01505 City, State, Zip 978-833-4747 Phone Date: Real Estate Personal Property			Grafi City,	ton, MA State, Zip	ent	+

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	Permit	Issued?		Permi	t Issued?
	Yes	No		Yes	No
☐Building – Inspection(s)			□Septic System	√	a =
□Building – Electric			⊒ Conservation	✓	
□Building - Plumbing			□Planning	✓	
□Board of Health		***************************************	JOther		-
Other Permit:					The second secon
Gordon Lewis			Bull Meadow, LLC	4	^
Petitioner Name			Property Owner / Co	ompany Na	me
2 Rachel Road			12 Appaloosa Drive	e /	
Petitioner Address			Property Address	(O)	YAN GOOD
Boylston, MA 01505			Grafton, MA		06
City, State, Zip			City, State, Zip		1020 //
978-833-4747					
Phone					
					V

Date:	Current	Delinquent	N/A
Real Estate	X		
Personal Property			X
Motor Vehicle Excise			×
Disposal			X
General Billing			×

Treasurer / Collector Name (please print)

Treasurer / Collector Signature

1-6-90

Date

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□Building – Inspection(s)			□Septic System	✓	
□Building - Electric			□Conservation	✓	
☐Building – Plumbing		-	Planning		teaurant maa
□Board of Health			□Other	***	
Other Permit:					The state of the s
Gordon Lewis			Bull Meadow, LLC		
Petitioner Name			Property Owner / Co	mpany Na	me
2 Rachel Road			14 Appaloosa Drive	2	
Petitioner Address		81.00	Property Address		
Boylston, MA 01505			Grafton, MA		
City, State, Zip			City, State, Zip		
978-833-4747					
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Date:	Current	Delinquent	N/A
Real Estate	4		
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1-6-20

Treasurer / Collector Name (please print)

Treasurer / Collector Signature

Date

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TOWN OF GRAFTON

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	Permit l	Issued? No		Permit Issued? Yes No
☐Building – Inspection(s)			□Septic System	✓
☐Building - Electric			□ Conservation	✓
□Building – Plumbing			Planning	✓
□Board of Health			□Other	
Other Permit:		The state of the s		
Gordon Lewis			Bull Meadow, LLC	•
Petitioner Name			Property Owner / Co	mpany lym
2 Rachel Road			16 Appaloosa Drive	
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Boylston, MA 01505			Grafton, MA	By WO6 ED
City, State, Zip			City, State, Zip	CED ///
978-833-4747				
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Date:	Current	Delinquent	N/A
Real Estate	X		
Personal Property			*
Motor Vehicle Excise			×
Disposal			X
General Billing			X

Treasurer / Collector Signature

1-6-50 Date

Treasurer / Collector Name (please print)

Date



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	Petitioner Name			Prop	erty Owner / Con	ipany N	ame
	2 Rachel Road			17 An	paloosa Drive		
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	Boylston, MA 01505 City, State, Zip 978-833-4747 Phone				ton, MA State, Zip	12	TAN OF TOTA
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□Building – Inspection(s)			JSeptic System	√ √	17.0
□Building – Electric			Conservation	✓	
⊒Building – Plumbing			Planning	✓	
□Board of Health			JOther		
Other Permit:				2 1997 PF 37 44 FEET - FF FF hair-trianslamantaman	
Gordon Lewis		В	Bull Meadow, LLC		
Petitioner Name			Property Owner / Co	ompany Nar	ne
2 Rachel Road		1	8 Appaloosa Drive	. ///	
Petitioner Address	0		Property Address	11/1	100
Boylston, MA 01505			Grafton, MA	2 7	· Crit
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978-833-4747					703
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Treasurer / Collector Structure

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TOWN OF GRAFTON

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Applicants seeking permits with the Town of Grafton must submit this completed form at the time of application. When all obligations are paid to date, you must attach this "Certificate of Good Standing," with your application. Delinquent bills must be paid in full before the appropriate department accepts your application. Please make arrangements to pay these outstanding bills at the Collector's Office.

Please note: it can take up to three (3) business days to process each request.

Please check all that apply and indicate if permit(s) have been issued.

	Permit Yes	Issued? No			Permit Yes	Issued? No
☐Building – Inspection(s)			⊒Se	eptic System		-
□Building - Electric			⊒C(onservation		
□Building – Plumbing			⊐ Pl	anning		
□Board of Health			ioù	ther		
Other Permit:				der fan de service de la company agra agra de 14 de julio en company agra agra agra agra agra agra agra agr	1777 ¹⁰ 15-al-Si ababi akuruwin shensa mma. sa pamma gypyshil	the of the State of the Australian State of the State of
Gordon Lewis			Bull	Meadow, LLC	•	_
Petitioner Name			Proj	perty Owner / Co	nipany 🔀	HED.
2 Rachel Road			19 A	ppaloosa Driv		Las J
Petitioner Address				perty Address	(i	EL FRI
Boylston, MA 01505			Cha	fton, MA		NOS IN
City, State, Zip		70000		. State, Zip	-	100
978-833-4747			Ť			0
Phone						1
Date:		Curre	nt	Delinque	nt	N/A
Real Estate		7	- 27		-	
Personal Property						X
Motor Vehicle Excise						X
Disposal						X
General Billing						x

Treasurer / Collector Signature

OF GRADING

TOWN OF GRAFTON

GRAFTON MEMORIAL MUNICIPAL CENTER 30 PROVIDENCE ROAD GRAFTON, MASSACHUSETTS 01519

Phone: (508) 839-5335 ext 1170 • FAX: (508) 839-4602 www.grafton-ma.gov

TREASURER / COLLECTOR

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	Permit Yes	Issued? No			Permi Yes	it Issued? No	
Building - Inspection(s)			⊒Se	ptic System	✓		
□Building – Electric				onservation	✓		
□Building - Plumbing			™PI.	anning	✓		
□Board of Health		and the second	JOE	her	3		
Other Permit:							
Gordon Lewis			Bull	Meadow, LLC.		^	
Petitioner Name			Prop	perty Owner / Co	mpany Na	ame	
2 Rachel Road			20 A	ppaloosa Drive		Con Con	
Petitioner Address			The second second	perty Address	100	PI.	100
Boylston, MA 01505			Gru	fton. MA		0	63
City, State. Zip				State, Zip		1	- G
978-833-4747						1	
Phone							
Date:		Curr	ent	Delinquen	it	N/A	
Real Estate		7	-			U-90	
Personal Property							

Date:	Current	Delinquent	N/A
Real Estate	7		
Personal Property			+
Motor Vehicle Excise			+
Disposal			X
General Billing			×

Treasurer / Collector Name (please print)

Treasurer Collector Signature

1-6-20



GRAFTON MEMORIAL MUNICIPAL CENTER 30 PROVIDENCE ROAD GRAFTON, MASSACHUSETTS 01519

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Please check all that apply and indicate if permit(s) have been issued.

	Permit Issued?		Permit Issued?
man and the second	Yes No		Yes No
☐Building – Inspection(s)		□Septic System	
□Building – Electric		□Conservation	✓
☐Building – Plumbing		Planning	✓
Board of Health		Other	
Other Permit:			
Gordon Lewis		Bull Meadow, LLC.	A CONTRACTOR OF THE PARTY OF TH
Petitioner Name		Property Owner / Co	grany Nator
2 Rachel Road		21 Appaloosa Drive	6
Petitioner Address		Property Address	(1) OS
Boylston, MA 01505		Grafton, MA	
City, State, Zip		City, State, Zip	
978-833-4747			•
Phone			

Date:	Current	Delinquent	N/A
Real Estate	7		
Personal Property			X
Motor Vehicle Excise			×
Disposal			X
General Billing			X

Treasurer / Collector Name (please print)

Freadire Collector Signature

1-6-00 Date

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TOWN OF GRAFTON

GRAFTON MEMORIAL MUNICIPAL CENTER 30 PROVIDENCE ROAD GRAFTON, MASSACHUSETTS 01519

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Please check all that apply and indicate if permit(s) have been issued.

□Building – Inspection(s) □Building – Electric □Building – Plumbing □Board of Health Other Permit:		□Septic System □Conservation □Planning □Other	Permit Issued? Yes No
Gordon Lewis		Bull Meadow, LL0	9
Petitioner Name		Property Owner / C	ompany Name
2 Rachel Road		23 Appaloosa Driv	e //5/65
Petitioner Address		Property Address	1911
Boylston, MA 01505		Grafton, MA	S. JANOS C.
City, State, Zip		City, State, Zip	1 8
978-833-4747			
Phone	•		
Date:	Curr	ent Delinque	ent N/A
Real Estate	×		
Personal Property			+
Motor Vehicle Excise			×
			×
Disposal	1		

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TOWN OF GRAFTON

GRAFTON MEMORIAL MUNICIPAL CENTER 30 PROVIDENCE ROAD GRAFTON, MASSACHUSETTS 01519

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Please check all that apply and indicate if permit(s) have been issued.

	Permit Issue Yes No			Perm Yes	it Issued? No
☐Building – Inspection(s)			□Septic System	_ ✓	
□Building – Electric			□Conservation	✓	
□Building – Plumbing			□Planning	✓	
□Board of Health			Other	V. 11	
Other Permit:			7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	The second section of the secti	add — Silvi diranda — — — — — — — — — — — — — — — — — — —
Gordon Lewis		7.8	Bull Meadow, LLC		
Petitioner Name			Property Owner / C	ompany N	ame
2 Rachel Road			25 Appaloosa Driv	e //	
Petitioner Address			Property Address	1105	
Boylston, MA 01505			Grafton, MA	1411	106
City, State, Zip			City, State, Zip	7	06
978-833-4747					0
Phone					1
Date:		Current	Delinque	ent	N/A
Real Estate		+			-
Personal Property					+
Motor Vehicle Excise					7
Disposal					X
General Billing		(1)	(Cury 3)		X
surer / Collector Name (please			Collector Sumature		1-6-

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Bull Meadow LLC

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Chile	TO THE PARTY OF TH

PARCEL ID	LOCATION GRAFTO	OWNER 1	OWNER 2	ADDRESS	CITY ST Z	ID DK	
012.0-0000-0001.B	124 WESTBORO ROAD	MASSACHUSETTS DEVELOPMENT FINANCE AGENCY		99 HIGH STREET, 11TH FLOOR			
023.0-0000-0154.0	162 OLD WESTBORO ROAD	GRAFTON TOWN OF	CONSERVATION COMMISSION			110 571	
031.0-0000-0120.0	6 APPALOOSA DRIVE	PILLAI SASI KUMAR	PILLAI REVATHI APPUKUTTAN		GRAFTON MA 15		
031.0-0000-0121.0	8 APPALOOSA DRIVE	VALLURUPALLI TARAKESKIAR	VALLURUPALLI NALINI		N GRAFTON MA 15		
031.0-0000-0122.0	10 APPALOOSA DRIVE	POTTER JOHN J	TALLOTTOL ALLI MALIM		N GRAFTON MA 15		
031.0-0000-0123.0	11 APPALOOSA DRIVE	BULL MEADOW LLC			N GRAFTON MA 15		
031.0-0000-0124.0	9 APPALOOSA DRIVE	DAHER AHMAD H	DAHER RANIA F		BOYLSTON MA 0		
031.0-0000-0125.0	7 APPALOOSA DRIVE	BELSANTI LINDA M TRUSTEE			N GRAFTON MA 15		
031.0-0000-0126.0	25 BRIDLE RIDGE DRIVE	ALEX PETER	ALEX SEDA		N GRAFTON MA 1		
031.0-0000-0127.0	23 BRIDLE RIDGE DRIVE	SEZER UGUR	SEZER NEJLA		N GRAFTON MA 1	536 263	25 179
031.0-0000-0128.0	21 BRIDLE RIDGE DRIVE	ROCCO ERIC C & KATHLEEN M TRUSTEES	21 BRIDLE RIDGE DRIVE REALTY TRUS		N GRAFTON MA 15	536 432	50 186
031.0-0000-0129.0	19 BRIDLE RIDGE DRIVE	TERSKI WILLIAM J	TERSKI ANGELA M		N GRAFTON MA 0		
031.0-0000-0212.0	41 BRIDLE RIDGE DRIVE	SILVEIRA JOAO	TENSIV ANGLEA W		N GRAFTON MA 0		
031.0-0000-0213.0	39 BRIDLE RIDGE DRIVE	LE TUQUYEN	LE NAM		N GRAFTON MA 0		
031.0-0000-0214.0	37 BRIDLE RIDGE DRIVE	BROWN MICHAEL J	BROWN SUSAN D		N GRAFTON MA 0	1536 3668	57 323
031.0-0000-0214.B	37 BRIDLE RIDGE DRIVE SIDE	GRAFTON TOWN OF			N GRAFTON MA 0	1536 5156	69 333
031.0-0000-0215.0	35 BRIDLE RIDGE DRIVE	LETTERY JR GEORGE F	LETTERY SUZANNE J		GRAFTON MA 0	1536 466	59 180
031.0-0000-0216.0	33 BRIDLE RIDGE DRIVE	GARDNER RONALD F			N GRAFTON MA 0		
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031.0-0000-0244.0	17 APPALOOSA DRIVE	BULL MEADOW LLC			BOYLSTON MA 01	1505 5360	05 382
032.0-0000-0001.0	83 ADAMS ROAD	CHARLES MONIQUE			BOYLSTON MA 01	1000 0300	05 382
032.0-0000-0004.0	97 ADAMS ROAD	EDGREN KIMBERELY	FORTIN KAREN		MILFORD MA 01	1/5/ 5/54	40 268
	113 ADAMS ROAD	LAFLAMME KATHLYN TRUSTEE	KATHLYN LAFLAMME REVOCABLE TRU	=	N GRAFTON MA 01		
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	6 CARRIAGE HOUSE LANE	BULL MEADOW LLC			BOYLSTON MA 01	1000 3031	10 74
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	2 CARRIAGE HOUSE LANE	BULL MEADOW LLC			BOYLSTON MA 01		
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PLANNING BOARD GRAFTON, MA

JAN - 9

December 31, 2019

Town of Grafton Planning Board Mr. Joseph Laydon, Town Planner 30 Providence Road Grafton, MA 01519

RE: Modified Definitive Plan Request

Estates at Bull Meadow Appaloosa Drive Grafton, Massachusetts

Dear Mr. Laydon,

On behalf of Bull Meadow, LLC., McCarty Engineering, Inc. (MEI) is submitting an application for a modification to a Definitive Subdivision for the Estates at Bull Meadow Subdivision located off of Appaloosa Drive and Bridle Ridge Drive in North Grafton, Massachusetts. The subdivision was approved by the Planning Board on 2/27/2017 and Conditions of Approval were issued on 3/28/2017. The applicant requested a modification of the approved plan to eliminate the proposed water main extension from Old Westboro Road to service the Bull Meadow Estates Subdivision in July 2018, and approval was granted by the Planning Board on 11/14/2018. The applicant is now requesting an additional modification of a definitive plan approval to extend the permit duration.

The applicant has entered into a purchase and sales agreement with a prospective buyer of the project to construct the approved Estates at Bull Meadow subdivision. As such, a file transfer and permit review process has been conducted between the two parties. Regarding permits, it was our understanding that the Definitive Subdivision Decision was valid for two years from the date of plan endorsement. As the previous Modification Request was approved and the modified plans endorsed on 11/14/2018, we assumed the Decision was valid until 11/14/2020. After consultation with your office and closer inspection of the language in the original and modified decision, it does not appear that the approved modified decision made provisions for any time extension. Therefore, in order for the purchase and sales to proceed and the proposed subdivision to be constructed, we request an additional extension for the start of construction from the issuance of this requested Modified Definitive Plan.

The supporting documents have been prepared in accordance with the Town of Grafton Zoning By-Law and the Town of Grafton Rules & Regulations Governing the Subdivision of Land.

42 Jungle Road Leominster, MA Ph: 978-534-1318 Fax: 978-840-6907 www.mccartydb.com

This submittal includes the following documents:

- Cover Letter
- Modification Application
- Application and Legal Advertising Fees
- Certificates of Good Standing
- Certified List of Abutters with two sets of labels and stamped envelopes

We trust that our application package is complete; however, should additional copies of any of the documents be required please do not hesitate to ask.

We respectfully request that the Board vote to grant approval of the requested permit extension. Please feel free to contact our office with any questions.

Sincerely,

Brian Marchetti, P.E.

Bu Marchet

Vice President, Engineering

CC: Project File

Gordon Lewis - Bull Meadow, LLC.

P/MEP066-Lewis Definitive Planning 2019-12-30 Permit Extension Request/2019-12-31 Definitive Modification Request does